

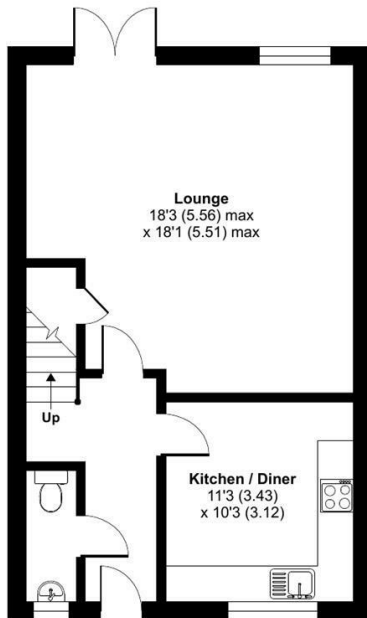


Sims Williams

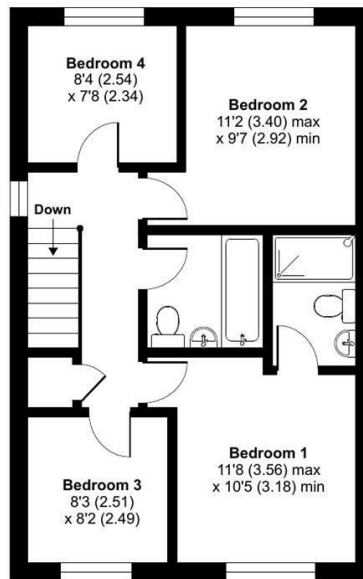


8 NAVIGATION DRIVE, YAPTON, WEST SUSSEX, BN18 0FS

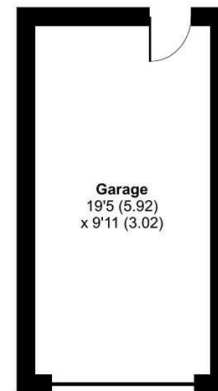
Approximate Area = 1100 sq ft / 102.2 sq m
 Garage = 191 sq ft / 17.7 sq m
 Total = 1291 sq ft / 119.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1182136



WALBERTON OFFICE

5 Maple Parade
 Walberton
 BN18 0PR

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£395,000 Freehold

8, NAVIGATION DRIVE,
YAPTON,
WEST SUSSEX, BN18 0FS

- Link Detached House
- 4 Bedrooms
- Lounge
- Kitchen/Diner
- Downstairs Cloakroom
- En Suite to Main Bedroom
- Family Bathroom
- Garage & Driveway
- No Chain

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = E

A bright, spacious and well presented link detached family home in a popular development in Yapton Village.

The ground floor accommodation comprises entrance hall with downstairs cloakroom, doors to lounge, kitchen/diner and stairs to the first floor.

The lounge has a feature fireplace, large under stair cupboard and double French doors opening onto the garden.

The kitchen/diner has a range of white high gloss units, with fitted gas hob and electric oven with extractor over and space for further appliances including washing machine, dishwasher and fridge/freezer. There is ample room for a table and chairs.

On the first floor there are 4 bedrooms, 2 of which are doubles. The main bedroom has uninterrupted views of the South Downs, en suite shower room with double shower, wash hand basin and WC. The bathroom is part tiled with panelled bath, wash hand basin and WC.

Outside the landscaped rear garden is mainly laid to lawn, with a patio area, and a range of mature shrubs, flowers and trees. There is a courtesy door leading to the single garage.

There is a low maintenance front garden.

There is also a block paved driveway for 1 car and up and over door to the single garage. Emerald Gardens is a private development managed by Remus and the management fee is £261.57pa.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the shops at Main Road, Yapton proceed east along Burndell Road, taking the 2nd turning on the left to Goodhew Close and bear to the left into Navigation Drive.

